2. SOCIO-ECONOMIC IMPACT ASSESSMENT FOR NIGHTCAP VILLAGE

Derek Kemp, Prosperous Places - 2006

'Socio-Economic Impact Assessment'

Nightcap Village

Master Plan

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The figures in this report are only intended as an indicative, pre-feasibility, scoping analysis. They should not be relied upon to make particular property, individual investment or other financial decisions.

Those interested in purchasing, renting, developing or investing in, or near, should commission their own, more detailed, property specific, financial and cash flow analyses and full feasibility studies.

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Executive Summary

This report assesses the social and economic outcomes of the proposed *Nightcap Village* development.

It follows the format and covers the possible impacts of the development set out in Section 6.0 of Tweed Shire Council Development Control Plan 45.

The *'Nightcap Village'* development will:

'Create a sustainable, 'rural village' for 1,000 residents as a viable alternative to more coastal development and urban sprawl'.

The proposed form of rural settlement will also be more ecologically sustainable, more environmentally responsible, and less costly in terms of infrastructure and amenity than concentrated coastal or suburban development.

Kyogle area has adapted remarkably well to the recent rural structural change.

However, Council and the existing businesses and residents of the area, will continue to face increased social and economic difficulties if the projected population decline for the Kyogle Area is not addressed.

Projected population decline will result in decreasing demand that will put increased downward pressure on retailing and services presently provided in Kyogle and for Uki. It will also put increased pressure on local rates and the economics of providing Council services.

The *Nightcap Village* development will more than redress for these adverse local demographic conditions by:

- Increasing the local resident population by a projected 1,000. (More than offsetting the population decline currently projected for the Kyogle Area).

- Attracting residents with greater purchasing power and greater disposable income, and young families with greater household expenditure and greater retail and personal services needs.

- Attracting self-employed business people and their employees with business and employee needs best met locally.

- Providing recreational and visitor opportunities that will encourage both residents and visitors to spend more time, and more money in the Region.

Local employment benefits will be least 155 jobs (permanent, full time equivalent 'fte' jobs, provided at *'Nightcap Village'* after its development)

Regional employment benefits will be at least 230 fte jobs (comprising 155 fte jobs in the village and a 'flow-on effects' that create 80 additional local jobs)

The development will *not result in any significant impost* on existing human services and facilities.

There should be *no noticeable adverse impact* on the provision of retailing and personal services elsewhere, either locally or in the Region.

The *'Nightcap Village'* development will increase demand for 'higher order' goods and services supplied from Kyogle, and from other major business centres in the Shire.

Its development will also help to broaden and deepen the tourists and day visitor attractions of the area, thereby supporting other local businesses and centres with the potential to take some visitor pressure off the Mount warning National Park.

Employment in retail and service businesses in other centres will be increased by the number of day visitors, tour and coach operators and tourists visiting this part of the Region.

Better balance employment outcomes will result from higher skilled jobs and jobs requiring more modest skills. (Including important 'entry level' jobs for local school leavers and training of local young people in the building and construction industries and in rural, craft industries, ecology and bush care skills).

The proponent of the village are committed to allowing the perpetual use of the adjoining rural land, they own, for rural recreational pursuits and rural and bush care training activities, including team building and personal development activities for disadvantaged groups and young people.

The lands associated with the village will provide a natural part of the Region's important *'Rainforest Way'* network of forest trials and therefore, potentially part of the national network of 'Great Walks'.

The *Nightcap Village* will form a 'magnet attraction' and a very attractive and convenient 'way point' and 'pickup point', as well as 'starting point' for less arduous and shorter walks.

Kyogle, and from other major business centres in the Shire, will also benefit from the location of successful 'grow-out' of 'new economy', creative and information based businesses first founded and incubated at the *'Nightcap Village'*.

1.0 INTRODUCTION

This report assesses the social and economic outcomes of the proposed *Nightcap Village* development proposals as required under the Tweed Shire Council Development Control Plan 45.

It follows the format and comprehensively covers the impacts of the development set out in Section 6.0 and the Check List of DCP 45.

2.0 OBJECTIVES OF THE PROPOSED DEVELOPMENT

The main objective of the proposed 'Nightcap Village' development is:
'To create a sustainable, 'rural village' for 1,000 residents that will demonstrate environmentally sensitive, sustainable, 21st century rural settlement, as a viable alternative to concentrated coastal development and urban sprawl'.

Other Objectives of the development are:

a. To ensure a high level of employment self-sufficiency and provide an additional range of local employment opportunities.

b. To provide important 'entry level', training and trade jobs for local young people in 'new economy', recreational and hospitality businesses, and in local building and construction industries and associated trades.

c. To attract recreational and day visitors and tourists that will provide business and employment opportunities locally and in nearby centres.

d. To take some recreational and visitor pressure off the Mount Warning National Park, by providing alternative natural recreational opportunities and access.

e. To provide a greater range of local community, social, retail and recreation opportunities for nearby residents and those living elsewhere in the region.

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3.0 KEY COMPONENTS OF THE 'NIGHTCAP VILLAGE' PROPOSAL

The community concept for the *'Nightcap Village'* consists of the following key components:

1. A very high quality, 'rural village' – designed as a quality rural 'life-style' residential community for 1,000 residents (Designed to be particularly attractive to 'new economy' business founders and their families).

2. A range of quality live/work and business premises – especially suited to those engaged in creative, information and design-based activities (Those producing high value products for regional, national and global markets).

3. A very high standard of urban design – incorporating landscaping dams and water features (Designed to provide significant, high amenity visitor attractions and recreational settings).

4. A 'village green' and 'town square' - for community activities, festivals and events.

5. A range of visitor accommodation – including holiday and weekend rental residences and studios, bed and breakfast accommodation, a hotel and 'backpacker lodge'.

6. A range of resident and visitor retail and personal services – including quality cafes and restaurants, and gourmet delis (with 1,000 sq m of local retail space)

The developers of the village are also committed to allowing the perpetual use of the adjoining rural land, they own, for rural recreational pursuits and rural training activities.

The 'nightcap village' development will be legally integrated and tied to the adjoining rural land to ensure opportunities will always exist for ecological education and environmental appreciation and interpretation; learning bushland and timber land care; rural, craft, artist and rural skills and training; including team building and personal development activities for disadvantaged groups and local young people; and 'nature based' out-door recreation, bush walking, horse riding and bush experiences.

The lands associated with the village will provide a natural part of the Region's important *'Rainforest Way'* network of forest trials and therefore, potentially part of the national network of 'Great Walks'. The *Nightcap Village* will form a very attractive and convenient 'way point' and 'pickup point', as well as 'starting point' for less arduous and shorter walks.

4.0 ANALYSIS OF ALTERNATIVES TO THE PROPOSED DEVELOPMENT

There is increasing residential pressure on urban coastal areas in Tweed Shire, and other coastal local government areas, that is making it increasingly difficult to cost effectively accommodate population growth in socially responsible and ecologically sustainable ways.

There is also a persistent trend towards the relocation of rural residents from rural areas and smaller rural settlements to larger rural centres and coastal areas. This loss of rural population is often accompanied by the loss of rural employment resulting from timber industry and dairy industry adjustment and the introduction of more efficient, labour saving rural production.

This loss of rural population reduces business viability and increases the per capita costs of serving declining rural centres.

The proposed *Nightcap Village* development will demonstrate an environmentally sensitive approach to sustainable rural settlement that provides a viable alternative to concentrated coastal development or urban sprawl. That is also able to reverse the adverse impacts of rural population decline,

The proposed form of rural settlement will also be more ecologically sustainable, more environmentally responsible, and less costly in terms of infrastructure and coastal amenity than concentrated coastal, or typical suburban, development.

4.1 The Adverse Impacts of 'Concentrated Coastal Population Growth'

The number of 'sea changers' concentrated in high growth coastal areas is threatening to exceed the 'environmental capacity' of these areas to successfully absorb this population growth.

The additional public social and physical infrastructure costs can be excessive, with road construction and local congestion also adversely affecting both residential and environmental amenity.

The number of young people and those already of working age almost always exceeds the ability to provide sufficient meaningful local jobs.

Typical suburban development often only provide jobs equivalent to 15% of the resident workforce, and it is exceptional and unusual to provide jobs equivalent to more than 35% of the resident workforce. This leaves at least 65% of working residents to commute long distances to employment elsewhere; many school leavers having to leave the area for employment, and many of those with limited skills remaining unemployed.

4.2 The Adverse Impacts of The 'Declining Rural Population'

The incremental decline in the rural population, and loss of rural employment and income, can have a major impact on the range of retailing, personal services and businesses available locally. Some business may continue even when they are not economically viable until their proprietor retires or dies. Others may survive despite falling local demand, without any ability to expand or provide future employment.

The cost of maintaining existing and aging community and social infrastructure continues to increase, at the same time as demand is falling. Resulting in increased impost on Council funding, inability to justify new facilities, and the closure of community and social facilities beyond their 'economic life'.

Although the Kyogle area has adapted remarkably well to the recent rural structural adjustment, Council and the existing businesses and residents of the area will continue to face increased social and economic difficulties if the projected population decline for the Kyogle Area is not addressed.

The State Department of Planning recently released population projections show a fall in residential population for the Kyogle Area of 300 (3%) over the next ten years, with a continuing decline until it the resident population has fallen by 9% (880) by 2031.

This population decline will result in decreasing demand that will put increased downward pressure on retailing and services presently provided in Kyogle and for Uki.

Any decreased in local demand for retail goods and services, will have a major impact on local employment because of the high proportion of local employment in the retail sector. Retailing is the largest single source of employment in the Kyogle Urban Centre (providing 19% of all employment) and it provides 14% of employment for Uki residents (in 2001, the latest figures available).

Incomes are considerably lower in Kyogle and Uki, than elsewhere in the Region, and high-income jobs relatively scarce. Therefore, there is little prospect of increased household expenditure making up for this loss of population, or increasing demand for goods and services, without the proposed *Nightcap Village* development.

4.3 Opportunities and Benefits Provided By The Proposal

The *Nightcap Village* development will more than redress for these adverse local demographic conditions by:

- Increasing the local resident population by a projected 1,000. (More than offsetting the population decline currently projected for the Kyogle Area).

- Attracting residents with greater purchasing power and greater disposable income, and young families with greater household expenditure and greater retail and personal services needs.

- Attracting self-employed business people and their employees with business and employee needs best met locally.

- Providing recreational and visitor opportunities that will encourage both residents and visitors to spend more time, and more money in the Region.

4.4 Overview of The Benefits Compared With Alternatives To The Proposal

The proposed development will provide significant local benefits and greater regional benefits that will exceed those that would accrue from incremental coastal or suburban development elsewhere in the Shire.

By providing more resident income and creating more local employment the proposed development will exceed the local employment and local business opportunities typically generated by suburban development.

By attracting additional recreational, day visitors and tourists to this part of the Shire, the proposed development will create more trade and employment potential for local businesses and nearby centres.

The overall impact will be to grow the local 'economic pie', rather than merely competing against existing centres for business.

Local residents will gain convenient access to a greater range and variety of local retail goods and personal services because of the increased resident population and the additional visitor demand created by the proposed development.

Quality community, social and recreational facilities, and opportunities for greater social interaction, inter-personal networking and social capital building will be provided at no cost to Council and local ratepayers.

These benefits will far exceed those typically provided by conventional suburban residential developments because of both the quality and nature of the *'Nightcap Village'* development and the opportunities provided for the shared use of local services and facilities by residents, recreational and other visitors, and available for use by local businesses and their employees.

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5.0 SOURCES AND NATURE OF THE IMPACTS OF THE DEVELOPMENT

The *'Nightcap Village'* development will have the following major positive impacts and benefits, *and no identified negative social or economic impacts*.

5.1 Economic Impacts

The major economic benefits 'Nightcap Village' proposal will include:

- Greater provision of local *retail, business and personal services* – to meet the increased local demand from 1,000 additional *residents*, new small, *high value office-based businesses* and the additional *tourists and visitors* attracted to this part of the Region.

- Attraction of *'new economy' business founders* and their families – who seek the rural life-style and quality living and recreational environment provided by the 'Nightcap Village'.

- Attraction and growth of *'high value' businesses* – including growing, small 'new economy', creative and information based businesses. (Presently under-represented in the Region).

- Establishment and growth of *local creative, craft and design based businesses*. (Serving local tourist and more distant, inter-State and overseas markets).

- The incubation and successful local 'grow-out' of *home based businesses* – operated by residents of 'Nightcap Village'. (Many providing high value business services to capital city and more distant markets).

- A more diversified *tourism and day visitor base* for this part of the Region – including increased '*visitor nights'* because of the extra time spent visiting the *'Nightcap Village'* and then other attractions in the Region.

- Additional local business from *visitors to the Nightcap Village* '. (Who will travel through and spend more time and money in this part of the Region).

- Expenditure from *tour operators and coach trip visitors* – attracted by the 'Nightcap Village'. (Stopping and spending time in this part of the Region).

- Increased local business from more *'weekend' and 'day visitors'* - attracted to the *'Nightcap Village'* and spending more time in this part of the Region.

- Additional local business from *weddings, festivals and events* – attracted by the environment, settings and facilities offered by the 'Nightcap Village'.

5.2 Employment Impacts

- Projected permanent employment of at least 155 jobs (direct, full time equivalent jobs, provided at *'Nightcap Village'* after development)

- A total permanent employment impact of at least 230 jobs (comprising these 155 full time equivalent jobs and a 'flow-on effect' of an additional 80 local jobs)

- Additional employment in other local retail and service outlets and in other centres will be created by increased number of day visitors, tour and coach operators and tourists visiting this part of the Region

- Better balance employment with the provision of higher skilled jobs and jobs requiring more modest skills. (Including important 'entry level' jobs for local school leavers and training of local young people in the building and construction industries and in rural, craft industries, ecology and bush care skills).

5.3 Investment Impacts

- Projected investment in the 'Nightcap Village' itself of an estimated $30 million in road, utility and support infrastructure and approximately $100 million in buildings over an expected development period of 15 years.

- Including $10 million investment in public places, spaces, dams, landscaping and recreational facilities.

- Including $80 investment in residential development

- Including $5 million investment in retail and commercial premises

- Including $5 million investment in the 'tourist and visitor' facilities

The majority of this investment will be directed towards local builders, local sub-contractors and suppliers located in the Tweed Shire.

5.4 Community Network Impacts

The *'Nightcap Village'* will strongly support community building, developing community networks and creating social capital by:

- Provision of a variety of housing and accommodation styles and creation of a village with its own community cohesion and identity.

- Providing a focus and high quality *venues for local community activities* – including provision of a 'village square' and 'village green'.

- The creation of attractive, *public places and spaces* well landscaped, with quality street furniture - where residents, visitors and workers will want to spend quality time.

- The provision of quality *cafes, restaurants and alfresco-dinning opportunities* - that will attract residents, workers and regional visitors.

- The provision of quality *outdoor sports, recreational and visitor attractions* – that nearby residents, workers and regional visitors will share and enjoy and frequently return to with their families, relatives, visitors and friends.

- A 'rolling program' of *attractions, festivals and events* – that will create regular opportunities for local residents, business operators and people from nearby rural areas and centres to frequently meet and interact.

5.5 Public Realm Impacts

The 'Nightcap Village' development will safeguard the surrounding rural area, whilst open up the adjacent rural lands for 'low impact' public use within its 'environmental capacity' by:

- Allowing the *public use of adjoining rural land* for ecological education and environmental learning, appreciation and interpretation; bushland and timber land care; rural crafts, artist and rural skills training; 'nature based' out-door recreation, bush walking, horse riding and bush experiences.

- Taking *tourist and visitor pressure off the Mount Warning National Park*, and providing the opportunity for an alternative entrance to the park for bush walkers. (With relatively few, more hardy and experienced, bush walkers reaching the park using the graded paths through the adjoining private property).

- Ecologically responsive, *low impact development around public spaces* – environmentally responsible development at a human scale. (Integrate into the natural environment, sympathetically designed in response to the natural topography, and opening up public places to celebrate the local environment, with rural views to features of outstanding natural beauty).

- The provision of a series of *dams in landscaped surrounds* - as high amenity settings with opportunities for walks and informal recreation.

- The provision of a series of high quality *public places and spaces* – including a 'village square', 'village green' and 'multi-purpose hall'.

- The provision of high standard *landscaping* and quality *street furniture* – cared for and maintained to the highest standard (Incorporating *community art* in public places and spaces - celebrating the local timber industry, local creativity and rural arts and crafts).

5.6 Housing Impacts

The *'Nightcap Village'* development will not result in the removal of any existing housing stock. It will increase the social mix and provide greater choice, diversity and variety in the available housing stock in this part of the Shire created by:

- Providing an *additional 400 to 450 dwellings* - in a variety of built forms. (Providing a balance between residences for rental and sale, suited to different age groups and to people in different socio-economic circumstances).

- Providing housing choices for *'aspirational' residents* – enabling them to move up the 'property ladder' locally in this part of the Region and live close to new local job opportunities being created. (So that they do not have to leave the local area to meet their housing and employment aspirations).

- Providing *quality housing in a 'rural village'*, life style setting - that is particularly attractive to founders and operators of 'new economy' creative, and information based businesses. (Who can live wherever they wish, and are presently under-represented in this part of the region).

- Providing a broad range of good quality *affordable studio and rental accommodation* - in addition to short-term visitor accommodation. (Including affordable *live/work opportunities* and housing choices for *young people* to live locally, rather than leaving the local area).

- Enabling *older people and retirees and people* and *people with special needs* to live locally. (So that those with needs are not left to live on isolated rural properties further from support and services and enabling 'aging in place' without having to leave the local area and their family, friends and existing support networks).

5.7 Human Services and Facilities Impacts

The development will not result in significant impost on existing human services and facilities.

The increased resident population, comprising different age groups, will help to underpin the continued efficient provision of existing services (such as local childcare, primary and secondary schools, library, health, hospital, ambulance, fire and police, local sport and service clubs, and community services).

These may otherwise become more difficult to cost-effectively maintain in the face of projected decreasing local demand, without the proposed *'Nightcap Village'* development.

There could be very minor increased demand placed on local emergency services (such as the bush fire brigade, ambulance and police services), and Council provided community services.

The 'Nightcap Village' development will provide additional local community services and facilities that will also available for use by other residents in this part of the region, and people on nearby rural properties, including:

- Local *sport and recreational facilities* – including the opportunities provided by the 'village green' and the provision of informal outdoor sport and recreation facilities.

- Increased local *retial and personal services* – providing a greater variety and range of retail and personal services. (Justified by the village's own resident population and recreational visitors, without any reduction in demand, or need to capture existing demand, from existing businesses, or nearby centres - discussed in greater detail in the following Section).

- Advanced *broadband telecommunication services* – providing greater local opportunities for 'life-long learning', 'distance learning' and 'new age' skills development. (Providing opportunities to develop a local community *Intra-net* linking local people, the schools, local business and community groups. Also to support and enable the attraction of creative, information and technology based businesses, 'new economy' business founders and the growth of home based businesses and personal service providers)

5.8 Access Impacts

There will be increased access to local facilities and services provided by the *'Nightcap Village'* and increased public access to surrounding rural lands, for limited low impact, nature based outdoor recreation.

The 'Nightcap Village' development, and its *leading edge design*, will:

- Decrease the distance *from homes to local community facilities* – also to local *retail and personal services* provided by the *'Nightcap Village'* development. (These will exceed those normally warranted by the local population because of the additional demand created by the Village)

- Enable access for *visitors and local residents throughout the village area* – However, the design of the village, the use of the topography, and the location of visitor parking, will be used to seamlessly separate the high activity 'visitor areas' from quieter residential and business areas.

- Provide safe, high amenity, *local cycle network and landscaped walkways* – these will link all activity areas, and the village recreational areas with the residential areas in the village. (They will also link visitor and recreational attractions, to the visitor car park and link into the walking and horse riding trails provided through the adjoining rural areas).

- Ensure *all parking will be accommodated 'on-site'*- in well-landscaped, low impact areas. (With limited local visibility from outside the site, but sufficiently visible to ensure visitors, service providers and delivery vehicles do not park 'off-site').

- These parking areas will be *sufficiently close to walk* – being conveniently closer to all visitor and recreational attractions, business and the residential areas. (To prevent any tendency for residents, business people, workers, delivery people, service providers, coach operators or visitors to informally park on external roadsides or verges - even if there are special festivals or events).

- There will also be increased opportunities for *Car Pooling and Shared Transport* – created by the increased number of workers and residents. (With increased prospect of transport on buses, micro-buses and coaches travelling between the Village and the major population, employment and coastal tourist centres).

This *will not be* an elitist, 'gated community'. The public spaces and places and landscaped recreational areas, and access to adjoining bush walks and horse trails will be available for all to enjoy.

However, some areas may be subject to future controls on visitor numbers, and reasonable behaviour requirements, to respect the 'environmental qualities' and 'environmental capacity' of different parts of the site and the adjoining rural lands.

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6.0 FURTHER EVALUATION OF MAJOR SOCIAL AND ECONOMIC IMPACTS

This Section provides a more detailed evaluation of the major community and economic impacts and benefits of the proposed development.

6.1 The Overall 'Community and Economic' Benefits of The Development.

The State Department of Planning recently released population projections anticipate a rapidly declining resident population for the Kyogle Rural Area.

The resident population is projected to fall by 300 (3%) in just 10 years (falling from 9,820 in 2001 to 9,520 in 2011). Then falling by a further 300 in the following 10 years (falling to 9,220 by 2021). Then declining to only 8,940 by 2031. Giving a total projected population decline of 880 (or 9%) by 2031.

During this same period the resident population in the rest of the Richmond Tweed rural area (excluding Lismore and Tweed Heads) is projected to increase by 29%.

These projections are consistent with local trends towards a declining rural employment base and an aging resident population, combined with the national trend towards those with young children, working families and retirees relocating from rural areas to nearby coastal centres.

This is not a healthy economic future, and would inevitably result in:

- Declining local retail demand and falling retail expenditure. (From a less wealthy and aging local population, with few young families and lower retail needs) reducing the range and variety of goods and services able to be supported.

- Additional downward economic pressure on local businesses. (With few business opportunities, potential business closures) resulting in higher food and services costs and delays in services having to travel from elsewhere)

- Declining community and social services having to be provided at increased costs. (Because of an aging, less wealthy local community, with less ability to meet its own needs)

- A falling 'rate base' and falling 'rate income'. (With increased dependency on residential rates) and

- Increasing community expectations for unfunded Council services. (Due to increasing demand for community and quality of life facilities and services combined with an aging, less wealthy and more needy resident population)

Benefits Brought By The 'Nightcap Village' Development

The Nightcap Village Proposal will help counter these emerging, adverse demographic, community and business conditions by:

- Increasing the local resident population by a projected 1,000. (More than offsetting the population decline currently projected for the Kyogle Area)

- Introducing and diversifying local business and employment opportunities. (Because of this increased resident population, by attracting younger and residents with greater retail needs and expenditure, by attracting self-employed business people with business needs and by providing a 'destination' attracting more visitors who will stay longer in the area)

- Providing a greater, more diverse, improving rate base. (Reducing the financial burden on Council, and providing greater ability and flexibility for Council to meet community needs)

- Providing and maintaining new local community facilities and services, including recreational and visitor facilities. (That will help reduce the demands placed on Council and future, recurring Council expenditure).

- Particularly important will be the stimulus to the local building, construction and development industry that will provide increased 'entry level' employment and training for local young people.

A fuller analysis of the demographic, employment and income structure of nearby centres in the Region is included in the other 'Supporting Information' for this application.

6.2 The 'Retailing and Business' Benefits Brought By The Village

The 'Nightcap Village' proposes to provide its own locally required, 'convenience' goods and services to meet the 'day-to-day needs' of its own resident population and employees in order to ensure:

- There is minimal impact on existing retail and service providers, and

- That Kyogle, and other major business centres in the Shire continue to provide the 'higher order' goods and services for the increased resident population.

There should be *no noticeable adverse impact*, from the provision for this locally required, 'convenience' goods and services, on the provision of retailing and personal services elsewhere, either locally or in the Region.

Higher order goods and services, for the additional resident population and local workforce will continue to be supplied from Kyogle, and from other major business centres in the Shire.

The *'Nightcap Village'* development will increased demand for 'higher order' goods and services, from the additional residential population, by attracting and retaining higher income residents and families with greater needs, at the early housing and 'family formation' stage.

Therefore, the *'Nightcap Village'* development it will significantly increase the demand for higher order goods and services, supplied from elsewhere in the Shire and can be expected to more than compensate for the decline in population otherwise projected for the Kyogle Area.

Benefits Brought By The 'Nightcap Village' Development

Five types of local retail and commercial opportunities will be created through the development *'Nightcap Village'*:

- The opportunities for local retailing and personal services – 1,000 sq m to be provided in a local *'neighbourhood retail'* area.

- The opportunities for quality 'cafes, restaurants' – to be provided in the high amenity, *'business and residential'* areas.

- The opportunities for affordable, utilitarian studio and craft industry space – to be provided in a *'craft industry'* area.

- The opportunities for 'day visitor' orientated space – to be provided in and near the *'visitor recreational'* areas.

- The opportunities for affordable, good quality, small office space – to be provided in a high quality, high amenity, mixed-use, *'business and residential'* area.

Opportunities For 'Local Retailing and Personal Services'

The 'local resident demand' for local goods and services could require the provision of 1,500 sq m of local *'neighbourhood retail and commercial'* space.

This would comprise, at least:

- 900 sq m of retail and personal services space
- 300 sq m of other business space,
- 200 sq m of medical and community service space, and
- 150 sq m for the local 'grow-out' of 'home based businesses'.

It is proposed to provide 1,000 sq m of retail and personal services space.

There should be *no noticeable adverse impact*, from the provision of the local demand for 'convenience' goods and services created by the *Nightcap Village*, on the provision or demand for retailing and personal services elsewhere, either locally or in other centres elsewhere in the Region.

Higher order goods and services, for the additional resident population and local workforce will be supplied from Kyogle, and from other major business centres in the Shire.

Opportunities For Quality 'Cafes and Restaurants'
The *'Nightcap Village'* offers exceptional views over areas of outstanding natural beauty and to the Mount Warning National Park. It will also provide views over local parks, the village green, local dams and the landscaped natural areas.

These provide natural locations for quality cafes and restaurants that will be especially attractive to visitors, local business people and residents alike.

Quality cafes and restaurants are also necessary to attract the types of residents and 'new economy' business founders the *'Nightcap Village'* is seeking to attract.

They are also essential to attract and retain employees with scarce specialist skills, and to provide hospitality to important visitors, colleagues and clients.

There should be *no noticeable adverse impact* on the provision of cafes and restaurants elsewhere, either locally or in the Region.

Opportunities For 'Visitor Orientated' Space
The development of the *'Nightcap Village'* provides an exceptional opportunity to bring more tourists and day visitors, and attract coach and tour operators to this part of the Region, attracted by its outstanding natural setting and quality natural recreational opportunities, enhanced by landscaped dams and recreational areas and the quality urban environment.

This, in turn, will generate more visitors and passing trade for other centres and businesses on tourist and day visitor routes in this part of the Region.

This will help underpin the continued viability and future profitability of existing businesses and create new tourist and visitor orientated business opportunities.

In order to provide these greater Regional benefits, the 'Nightcap Village' will become a recognised 'visitor destination' in its own right.

This, in turn, will increase the attractiveness of this part of the Region to tourist 'day visitors' and tour operators, and support other businesses in the Region.

Opportunities For 'Flexible Affordable Utilitarian' Space
Not all new local businesses will require, or be able to afford, high quality, commercial business space.

Local builders and construction trades, mobile service providers and local carriers and suppliers, as well as local residents and home based business people will require affordable business and storage space.

There is also the opportunity to develop local village crafts, produce timber furniture, restore and sell antiques, and supply visitors with locally grown plants and produce.

Local residents will also require local gym and fitness space and local creative, craft and design industries will require more utilitarian, affordable space.

The provision of more utilitarian, affordable space in the *'Nightcap Village'* will meet local resident and business needs and also help support craft and visitor orientated retailing, cafes and restaurants both here and elsewhere, in this part of the Region.

Opportunities For High Amenity, 'Small-Office' Space
The 'Nightcap Village' can be expected to attract small, high 'value-adding', 'new economy' business founders and small office-based, serviced sector businesses.

These will require good quality, affordable small 'office space' provide in the high amenity, mixed use 'business and residential area' in the Village.

The 'Nightcap Village' will only provide 'small-scale' commercial space for the newly established business it will attract, and the home based businesses it will itself incubate and grow.

This will ensure that successful new businesses grown in the *'Nightcap Village'* will 'graduate' and 'grow-out' to larger business premises locate in Kyogle and the other major business centres in the Shire.

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6.0 CONCLUSIONS ABOUT THESE SOCIO-ECONOMIC IMPACTS

The following Table completes the Tweed shire Council *'Checklist of Social and Economic Issues'* for the proposed development.

Where the absolute magnitude of the impact cannot be quantified, a star system is used to indicate the relative magnitude of the affect (out of a possible 5 stars).

This shows that the proposed development is projected to have a quantified impact of:

- $130 million in infrastructure and building investment

- Provide at least 230 permanent fte jobs
  (155 directly, and 80 from the 'flow-on' effects on local incomes)

Particularly important will be the stimulus to the local building, construction and development industry that will provide increased 'entry level' employment and training and the opportunity for more trades with apprenticeships for local young people.

During the construction stages the development will create at least 100 building and trade jobs.

In addition the development of the 'Nightcap Village' will provide a net score of 75 (and no negative impacts) for other non-quantifiable impacts.

There will be very many community and social benefits and negligible community and social costs from the proposed development.

Its development will also help to broaden and deepen the tourists and day visitor attractions of the area, thereby supporting other local businesses and centres with the potential to take some visitor pressure off the Mount Warning National Park.

The proponents of the village are committed to allowing the perpetual use of the adjoining rural land, they own, for rural recreational pursuits and rural and bush care training activities, including team building and personal development activities for disadvantaged groups and young people.

The lands associated with the village will provide a natural part of the Region's important *'Rainforest Way'* network of forest trials and therefore, potentially part of the national network of 'Great Walks'. The *Nightcap Village* will form a 'magnet attraction' and a very attractive and convenient 'way point' and 'pickup point', as well as 'starting point' for less arduous and shorter walks.

ATTACHMENT

Table 1

COMPLETED 'CHECK LIST'

SOCIO-ECONOMIC IMPACT ASESSMENT

DCP 45

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TABLE 1: TWEED SHIRE COUNCIL - ASSESSMENT OF SOCIAL AND ECONOMIC IMPACT OF DEVELOPMENTS
CHECKLIST OF SOCIAL AND ECONOMIC ISSUES

(To Accompany the Statement of Environmental Effects in a Development Application)

(Star Ratings out of possible 5 stars)

	ECONOMIC IMPACT	CRITERIA	EFFECT			
			POSITIVE	UNCERTAIN/ NEUTRAL	NEGATIVE	NET TOTAL
1	Economic Impacts	Increases or decreases retail and other services within the local area	★★★	–	–	★★★
		Increases or decreases facilities within the local area	★★★★	–	–	★★★★
		Better uses or makes redundant existing infrastructure	–	–	–	–
		Impact on existing economic land uses (commercial, tourism etc)	★★★	–	–	★★★
2	Employment	Improves or reduces access to employment	★★★	–	–	★★★
		Increases or decreases long term jobs (temporary or permanent)	★★★	–	–	★★★
		Impact on skills/education	★★	–	–	★★
		Safeguards or threatens existing jobs	★★★	–	–	★★★
3	Additional Information for Industrial, Commercial or Retail developments	Jobs created directly from the development • Construction Phase • Ongoing Operation	N/A	N/A	N/A	
		Investment in the development • Construction (excluding land value) • Local Investment	155eft	–	–	155eft

	SOCIAL IMPACT	CRITERIA	EFFECT			
			POSITIVE	UNCERTAIN/ NEUTRAL	NEGATIVE	NET TOTAL
4	Community Networks	Provides or reduces facilities or opportunities for social interaction	★★★★★	–	–	★★★★★
		Improves or reduces community identity and cohesion	★★	–	–	★★
		Improves or reduces existing residential amenity	★	–	–	★
		Creates or removes physical barriers between homes and community facilities	★	–	–	★
		Impacts on disadvantaged social groups	–	★	–	–
		Benefits or displaces disadvantaged groups	–	★	–	–
		Consolidates or dislocates existing social or cultural networks	★	–	–	★
5	Public Realm	Safeguards or threatens heritage sites or buildings, or archaeological sites	★★★	–	–	★★★
		Makes available/enhances or detrimental to public places/open space	★★★★★	–	–	★★★★★
		Provides or displaces public facilities	★★★★	–	–	★★★★
		Avoids or exhibits overdevelopment/large scale buildings	★★★	–	–	★★★
		Significant positive or negative public response in submissions/ meetings				

eft = effective full-time jobs (full time equivalent jobs)

6	Housing	Increases or decreases housing stock Increases or decreases stock of low income housing, or its affordability Increases or decreases housing rental averages Increases or decreases choice in housing Increases or decreases provision of special needs housing Increases or decreases the social mix of residents in the area	*** * * **** - *****	- - - - * -	- - - - - -	*** * * ***** - *****
	COMMUNITY INFRASTRUCTURE	**CRITERIA**	**EFFECT**			
			POSITIVE	**UNCERTAIN/ NEUTRAL**	**NEGATIVE**	**NET TOTAL**
7	Human Service Facilities	Increases or decreases supply of: - community support/welfare services - child care, health or educational services - special services for high need/disadvantaged groups Decreases or increases demand for: - community support/welfare services - child care, health or educational services - special services for high need/disadvantaged groups Increases or decreases in the choice of local shopping facilities Increases or decreases local recreation or leisure facilities	* ** - * * - ***** *****	- - * - - - - -	- - - - - - - -	* ** - * * - ***** *****
8	Access	Decreases or increases distance from homes to local community facilities and services Improves or reduces public transport services or access to such services Improves or reduces disabled access to local facilities Improves or reduces access by cycle to local facilities Improves or reduces pedestrian access to local facilities	** - * ** **	- * - - -	- - - - -	** - * ** **
			Total 79 *s	Total 5 neutral *s	Total Nil	Positive Net 79 Total

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